

AGENDA
November 22, 2016
Planning & Zoning Commission
Granby Town Hall Meeting Room
7:00 pm

1. Call to order
2. Public Session:
 - Items not on the agenda.
3. Action on the October 11, 2016 minutes.
4. Public Hearings:
 - An application seeking a change of zone from Residential 30 (R30) to Planned Development Multifamily (PDM) for a portion of properties located at 91 and 85R Salmon Brook Street. The area of the proposed zone change is approximately 31 acres. File Z-14-16.
5. Staff Reports and Correspondence.
6. Commission discussion of items of interest or concern.
7. Consideration of the above applications, where the Commission has concluded the public hearing.

TOWN OF GRANBY
Public Hearing
Granby Planning & Zoning Commission

There will be a Public Hearing conducted by the Granby Planning & Zoning Commission on November 22, 2016 at 7:00 P.M. in the Town Hall Meeting Room, 15 North Granby Road to hear and consider the following item:

An application seeking a change of zone from Residential 30 (R30) to Planned Development Multifamily (PDM) for a portion of properties located at 91 and 85R Salmon Brook Street. The area of the proposed zone change is approximately 31 acres. File Z-14-16.

At the hearing interested persons may appear and written communications will be received. Copies of the proposal are on file and available in the Offices of the Town Clerk and Community Development, Granby Town Hall. Properties can be located and viewed by address on the GIS map, Granby web site, <http://www.granby-ct.gov>. A map of the zone change can also be found on this web site.

To the Hartford Courant:

Please publish on the following dates:

November 11, 2016 and November 18, 2016 in the CONNECTICUT SECTION, Zone 5

Please send billing to the Town of Granby 15 North Granby Road, Granby, CT. 06035

Approved as written - An additional approval is not required
An affidavit of publication is not requested, required or desired.

Account # CU00254317

Fran Armentano
860-844-5319

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
OCTOBER 11, 2016
MINUTES**

Present: Paula Johnson, Chairman, Jonathan Boardman, Margaret Chapple, Christine Chinni, Charles Kraiza, Eric Myers and James Sansone. Also present was Francis Armentano, Director of Community Development.

The meeting opened at 7:04 p.m.

Public session: There was no public comment.

Minutes: The minutes of September 27, 2016 were received.

ON A MOTION by James Sansone, seconded by Christine Chinni, the Commission voted (6-0-1) to approve the minutes of September 27, 2016 as presented. Charles Kraiza abstained.

Public Hearing:

The public hearing for an application for a Special Permit seeking approval for an accessory apartment for property located at 320 Granville Road, File-Z-11-16 opened at 7:05 p.m. Scott DuBois of 320 Granville Road stated the apartment will be for his mother and father in-law. It will be a 34' x 30' (1,020 square feet) building with a full basement and garage on the lower level attached to the existing structure by a 9'x4' (36 square foot) enclosed walkway. The apartment will have a separate outside entrance and access to the main structure through the walkway. It will be metered by one common (existing) electrical service that is being upgraded to 400 amps. The FVHD has approved the proposed septic system. The property is in a R2A zone and contains over 62 acres. There was no public comment. The public hearing closed at 7:07 p.m.

Informal Discussion:

Richard Mancuso of Upstream Properties, LLC and Mark Arigoni, Landscape Architect, of Milone & MacBroom Inc. appeared before the Commission to discuss the potential development of approximately 55 acres of land located at 85R, 87R, 89R and 91 Salmon Brook Street. They are considering a proposal to build a group of apartment buildings containing an estimated 25 units in each building. The buildings are located within close proximity to the YMCA. They also propose to construct 60 single family homes, which will be a part of a Planned Unit Development. The proposed roadway for these homes would be private and the land would be in common ownership. The overall development would be accessed from Salmon Brook Street, opposite Floydville Road. A traffic light will be installed at this location. A secondary access would be created at Canton Road, opposite Birchwood Lane. A significant buffer is proposed along Canton Road. The development would have public water, sewer and natural gas. Detailed plans were presented that showed the potential location of the single family homes, apartments, common areas, roads, landscaping, buffering, bike paths, club houses and pools. The

development will encourage pedestrian activity, with sidewalks leading to the YMCA and bikeways leading to Floydville Road and the Farmington Valley Greenway. The plan also shows sidewalks along Salmon Brook Street. The primary roadway from Salmon Brook Street is designed in a manner that could allow it to become a public road, if the road was continued to the north, to serve future properties. The developers described this as a \$35,000,000 project. They will need a sewer allocation from the Water Pollution Control Authority (BOS) and an access agreement from the Town. The apartments can move forward under a Special Permit from the PZC. As proposed, the PUD proposal for the homes would need a zone change from R30 to PDM. The Commission members asked a variety of questions in regard to the concept plan. The Chairman allowed members of the public to speak and the public inquired about the siding, number of anticipated children and handicap accessibility.

Staff Reports and Correspondence:

Fran briefly discussed Housing Rehabilitation activity and conversations he has had regarding the remaining land in the Cider Mill Heights subdivision.

Commission discussion of items of interest or concern: There was no discussion.

The Commission held a discussion concerning an application for a Special Permit seeking approval for an accessory apartment for property located at 320 Granville Road, File Z-11-16.

ON A MOTION by Margaret Chapple, seconded by Christine Chinni, the Commission voted (7-0-0) to approve an application for a Special Permit seeking approval for an accessory apartment for property located at 320 Granville Road, File Z-11-16. The approval is in compliance with the Zoning Regulations.

The Planning and Zoning Commission meeting scheduled for November 8, 2016 has been canceled.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary



Memorandum

TO: Richard Mancuso – Upstream Properties, LLC

FROM: Steve Kochis, P.E. – Milone & MacBroom, Inc.

DATE: October 28, 2016

RE: Zone Change Application for Salmon Brook Street Parcels
Granby, Connecticut
MMI #6041-01

We are pleased to present our review of Granby's 2016 Plan of Conservation and Development (POCD) with respect to the proposed zone change of 91 and 85R Salmon Brook Street from R-30 to Planned Development Multifamily (PDM). Our understanding is that this project envisions the construction of 60 single-family homes and 130 units in five residential apartment buildings; the change in zone to PDM provides for the layout of the 60 single-family units in a clustered planned unit development style. This memorandum describes values, goals, and strategies of the POCD that are supportive of this change in zone.

Granby's recently updated POCD (adopted September 27, 2016 and effective October 17, 2016) presents a statement of the core values that unite the community and constitute the core of Granby's identity as a rural residential town. It provides clear guidance toward goals and policies to further realize these values with attention to preserving the community's character, open space, and agricultural heritage as well as providing for appropriate patterns of growth and development that respect its existing strengths and meet the needs of a changing and diversifying population.

The proposed zone change would allow for approximately 60 single-family units to be built in a clustered style on 26 acres of land lying predominately within the existing R-30 zone. The proposed change would allow for the conservation of greater quantities of existing woodlands on the site while allowing for a development featuring substantially smaller lots within the resulting internal neighborhood.

The provision of single-family homes on smaller lots than the predominant 2-acre zoning found in much of the community is a stated priority of the POCD. As a parcel with access to one of the town's major arterial roadways as well as water and sewer service and close proximity to existing amenities (dining and retail establishments and the YMCA's recreational facilities), the area is well suited to supporting this style of development and increasing the diversity of housing choices within the community. The provision of both single-family and multifamily homes provides for the range of housing choices envisioned in the POCD that will be equally attractive to the community's existing population and the diversity of people considering Granby as a new home. Furthermore, the addition of new housing options to the town directly addresses the POCD's stated goal of attracting new residents.

The POCD directs attention toward providing for development that accommodates active transportation to nearby destinations with greater connectivity, including walking and bicycling. The development of new homes in this area furthers the plan's goal to enhance Granby's supply of walkable neighborhoods, providing pedestrian access to adjacent businesses as well as the area's recreational amenities, including the McLean Game Refuge. Should the bike path envisioned for the western side of Route 10 be realized,

the development would also benefit from safe and direct access for cyclists to the town center and middle and high schools.

The POCD calls out the community's wooded and scenic drives as important contributors to the town's existing character. The wooded buffer area envisioned under conceptual plans of the development would ensure the future preservation of the scenic character of Canton Road, which at present is forested along one or both of its sides for the majority of its extent from Country Road to Salmon Brook Street. By contrast, the construction of additional units of a similar design to existing residential properties in the R-30 zone would likely result in the clearing of much of this forested area, reducing the scenic qualities of Canton Road beyond its frontage on the McLean Game Refuge.

The contemplated design of this development allowed by the change in zone to PDM is also congruent with the stated goals of the adjacent T1 zone, including avoidance of strip commercial development, minimization of curb cuts on Salmon Brook Street, and the construction of an internal service road connecting Floydville Road to Canton Road. The addition of this road would enhance vehicular access to Salmon Brook Street and increase the connectivity of the area's overall vehicular and pedestrian network. The conceptual design would minimize additional curb cuts, adding just one each to Salmon Brook Street and Canton Road. In addition, the site's proximity to the CT Transit 912 Simsbury-Granby Express bus route and its existing stop at the YMCA increases the suitability of the site for the landing of the PDM zone and aligns new development with the POCD's expressed goals of providing access to a variety of transportation options beyond the private automobile.

In summary, the proposed rezoning to PDM would enable development aligned with key stated goals of Granby's POCD, including expanding the supply and variety of housing options (including multifamily and rental housing), enhancing traffic flows, preserving scenic rural drives, and increasing the number of residences with access to amenities (including transit service) within reasonable walking distances.

6041-01-o2816-memo



Memorandum

TO: Upstream Properties, LLC

FROM: Mark Arigoni – Milone & MacBroom, Inc. (MMI)

DATE: October 11, 2016

RE: Proposed Development
Salmon Brook Street
Granby, Connecticut
MMI #6041-01

1. Proposed are approximately 60 single-family homes and around 130 multifamily apartments. These uses would generate around 115 and 140 morning and afternoon peak-hour trips, respectively.
2. Without conducting detailed analysis, we feel these trips can be accommodated at either the signalized intersection with Salmon Brook Street or the unsignalized intersection with Canton Road.
3. The signalized intersection is scheduled for improvement. State project 0171-0376 was scheduled to be advertised last month. This is a safety improvement, which includes new signal equipment and an enhanced trail crossing of Floydville Road. The private driveway that would serve this development is included in the plan although the driveway shown may be a bit narrow. This would mean some minor geometric and even more minor signal revisions.
4. Traffic volumes on Salmon Brook Street from the Connecticut Department of Transportation (CTDOT) and field observations would indicate that the volume of anticipated site traffic could be accommodated without increasing the capacity of the intersection (i.e., additional lanes). The average daily traffic (ADT) on Salmon Brook Street, north of Canton Road, was about 11,300 vehicles based on the latest CTDOT count.
5. Traffic volumes were also available on Canton Road, and combined with field observations, we feel traffic could enter and exit the site without level of service (LOS) concerns. The Canton Road ADT was around 2,100 vehicles per day.
6. Sight lines – From the location of the proposed site driveway, opposite Birchwood Lane, the sight line to the north is ample. To the south, it appears that a driver will be able to see to (and slightly beyond) Glen Road assuming roadside brush along the site frontage is cleared. The limiting factor is the vertical grade (a hump) of Canton Road. Using available topographic mapping (2-foot contours), it appears visibility of around 450 feet is achievable. This is good for about 10 miles per hour over the posted speed limit of 25 mph.
7. Our next steps would be to assemble current traffic counts, both manual peak-hour counts for LOS analysis and an automatic traffic recorder (ATR) count to determine travel speeds in the vicinity of the Canton Road Driveway. Survey of Canton Road in this area would be required as well. This would allow for a more accurate assessment of sight lines. We would also review accident data as part of a Traffic Impact Study.
8. Lastly, note that the size of this development would trigger the need for an Office of the State Traffic Administration (OSTA) application for Administrative Decision (AD).

6041-01-o1116-memo

TOWN OF GRANBY

MEMORANDUM

DATE: November 16, 2016

TO: Planning and Zoning Commission

FROM: Francis Armentano, Director of Community Development

Subject: Application seeking a change of zone from Residential 30 (R30) to Planned Development Multifamily (PDM) for a 30 acre area which is a portion of properties located at 91 and 85R Salmon Brook Street

The subject property contains approximately 30.5 acres and has 1,550 linear feet along Canton Road. It abuts the YMCA and vacant properties to the north, the T1 zone to the east and R30 zoned properties to the south along Glen Road, Woodland Drive and Woodland Place. To the west, along the opposite side of Canton Road are single family homes within the R30 zone. Most of the abutting residential properties predate current zoning and are non-compliant with the minimum requirements of the R30 zone.

The property of the proposed zone change is within 50 feet of the boundary of the McLean Game Refuge. McLean's, together with other open space areas that extend from Canton Road to Barn Door Hills Road comprise an estimated 1,400 acres of preserved land. The McLean property has approximately 5,500 linear feet of frontage along Canton Road.

The proposed zone change site has access to public sewer, public water and natural gas.

The proposed PDM zone has been used as a "floating zone", which is landed on a requested site based on an individual application. There are currently no undeveloped properties zoned PDM within the Town. The Greenway Village, The Gables, Chatsworth Village, Granby Homes for Senior Citizens, Salmon Brook Apartments, Rushford Meade and others were all developed following a zone change to PDM. This is a 2 step process, consisting of a zone change, followed by a Special Permit application.

Over the past 35 years a total of 9 multifamily unit developments have been approved. These contain a total of 473 units. The developments are outlined in the chart below. Of these units, 81 are apartments reserved for elderly residents and residents of special needs and 69 units reserved as "Active Adult" units, designed for those aged 55 and over. All of the other housing units were created within the PDM zone as condominiums, except the recently approved 34 unit Greenway Village "apartments" currently under construction.

Properties that might be considered for a re-zoning to the PDM zone are limited to those areas with public water and public sewer. This requirement severely limits the number of properties that can be develop for higher density housing, as less than 4% of the town has access to the sewer line.

The applicant of the proposed zone change has indicated his desire to construct 60 separate single family housing units within a common interest community. The homes will be served by a private road and the common areas around the homes will be managed by a private management firm. This is similar to the management of the Town's condominium developments. Of these only Chatsworth Village and Hunt Glen contain single family detached

homes. In Hunt Glen, 33 of the 69 housing units are single detached structures and 37 of the 89 units are detached single family units within Chatsworth Village.

Decisions on a change of zone must be consistent with the Town's Plan of Conservation and Development. Granby's 2016 Plan of Conservation and Development recognizes the need to increase density within appropriate areas of the Town as outlined below:

As noted within the **introduction**, Plans of CD "recommend the most desirable density of population, make provisions for the development of housing opportunities and promote choice and economic diversity in housing." The Plan of CD recognizes that "The Town's preserved open space, steep terrain and limited infrastructure helps to guarantee that Granby will remain a low density community, with farms and abundant wildlife." **This is one of many reasons why the Plan recommends focusing development and revitalization within the Town Center and the limited areas where public sewer and public water exists."**

Under the Town's 10 Year Vision, the Plan of CD envisions:

- New opportunities for homes on smaller lots, consistent with existing or improved infrastructure.
- More "walkable" neighborhoods.
- Increased housing opportunities for a more diverse group of residents.
- A significant growth in housing opportunities for the elderly.
- An expanded number of homes being served by natural gas and alternative fuels.
- An increase in the number of homes that are within walking distance of a transit line.

Under the Plan's HOUSING Section the Plan notes that "

Granby's housing will "remain predominantly single family, owner occupied." However, it states that "a greater variety of housing options should be considered to serve the needs of a more diverse population and notes that "Granby will see a rise in the percentage of elderly residents, an increase in the number of single person homes, a change from the traditional family household and a demand for higher density walkable neighborhoods." The Plan further states that "The Town's land use regulations should evolve with the changing demographics and market forces to provide appropriate housing opportunities for our existing and future residents."

GOALS of the HOUSING Section include:

1. Provide the opportunity for the construction of multi-family homes where appropriate.
2. Encourage the construction of active adult and elderly housing.
3. Establish a zone that will provide for higher-density single family housing where soils and infrastructure will support such density.
4. Establish a zone that allows for the construction of new homes on lots of less than 30,000 square feet.

Under the Plan of CD, HOUSING IMPLEMENTATION:

Diversifying the Town's Housing Base, which reads:

With demographic changes, construction innovations and the desire to further diversify the Town's housing base the Town should now endeavor to reduce the current minimum lot size of vacant and underutilized properties, where public water and sewer exists. Such an effort would be positive for the Town of Granby and consistent with the State's effort to reduce sprawl, conserve land, promote mixed use and transit-oriented development, help encourage a pedestrian

environment and reduce dependence on the automobile and further increase affordability.

Sanitary Sewer Lines

As noted throughout this Plan the Town will remain a very low density, Open Space and Agricultural community. This is primarily due to the historic land use development patterns, the Town's abundance of permanently preserved open space and to the significant areas of undevelopable land. This is one of many reasons why the Plan recommends focusing future development and revitalization within the Town Center and within areas where public sewer and public water exists and where such lines are expected to be extended. In the past years as public water and sewer lines were improved and expanded throughout the center and the south eastern portion of town, a variety of higher density residential developments were approved and constructed along with commercial developments such as the Stop and Shop Plaza. These developments have found success and helped to diversify the town's housing and commercial base. This Plan recommends that the Town continue to diversify its commercial and housing development by reducing residential minimum lot sizes of vacant and underutilized properties and by permitting higher density developments where public water and sewer exist. The Plan anticipates extending the existing sewer lines where such extensions will encourage increased housing opportunities, new commercial use or provide for commercial expansion.

It appears that the proposed zone change and the anticipated application for 60 homes in a common interest community:

- Is in compliance with the Plan of Conservation and Development
- Will help in diversifying the Town's housing base
- Will provide a positive impact on the Town's tax base
- Will provide a type of housing that is not currently available
- Will provide alternative housing for seniors
- Will balance Development with Conservation
- Can be completed without a negative impact on adjacent roadways
- Has adequate infrastructure that can support such use
- Can provide support for existing and future businesses

Town of Granby Existing Multifamily Developments:

- Gables = 8.3 acres and 45 units = **5.5** units per acre.
- Windmill Springs = 8.2 acres and 56 units = **6.8** units per acre.
- Rushford Meade = 6.3 acres and 45 units = **7.1** units per acre.
- Meadow Gate = 7.4 acres and 54 units = **7.3** units per acre.
- Stony Hill Village = 5.5 acres and 49 units = **8.9** units per acre.
- Salmon Brook Street = 4.2 acres and 32 units = **7.6** units per acre.
- Chatsworth Village = 23.8 acres and 89 units = **3.7** units per acre. These are made up of 37 Single family homes and 52 units located in 13 separate buildings of 4 units each.
- Hunt Glen = 26 acres and 69 units = **2.3** units per acre. These are made up of 33 Single family units and 36 units located within 18 duplexes.
- Greenway Village Apartments = 6.2 acres and 34 units = **5.6** units per acre.
- **Proposed = 30 acres and 60 units = **2** units per acre.**

TOWN OF GRANBY

November 16, 2016

Paula Johnson, Chairman
Planning and Zoning Commission
C/O Granby Town Hall
15 North Granby Road
Granby, CT 06035

Subject: Application seeking a change of zone from Residential 30 (R30) to Planned Development Multifamily (PDM) for a portion of properties located at 91 and 85R Salmon Brook Street.

At the November 14, 2016 meeting of the Development Commission, the members discussed the subject application with applicant Richard Mancuso. Mr. Mancuso discussed the specific area of the proposed change of zone. He provided a preliminary layout of the 60 unit common interest community and discussed design, infrastructure, property values, anticipated revenue, costs, fees, housing makeup and more. All of the homes will be connected to public sewer, water and natural gas. Following the discussion the Commission heard comments from neighbors and exchanged thoughts, ideas and concerns about the zone change application.

At the conclusion of the public participation the Development Commission members discussed the application. The members agreed that the development can provide a unique and needed residential product not currently available in Town. That is, a quality home within a close knit community without the normal maintenance responsibilities of a subdivision lot. Such a community will provide housing that can encourage existing Granby residents to remain in Town while enticing non (Granby) residence to consider Granby. The proposed housing development will offer private community services, which reduce the cost of municipal services and the public tax burden. The existing infrastructure and exceptional road access along Route 10 can easily provide for the increase in density and the new home buyers can enjoy the benefits of the nearby recreational, natural, transportation and commercial services, and amenities.

We believe that the zone change will result in a walkable and sustainable neighborhood development, as outlined in the Plan of Conservation and Development, which can provide new housing for the Town's rising senior/elderly population while perhaps introducing the area to younger people who are looking for a quality community to set down roots.

After discussing the matter the Development Commission members voted to approve a motion recommending that the Planning and Zoning Commission vote in favor of the proposed zone change.

Thank you for your consideration of this recommendation and for your actions in support of Granby's future.

Sincerely,



Marty Schwager, Chairman
Granby Development Commission



